

# Bibliography & Notes

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## Notes

- <sup>1</sup> Arendt, 1996. Reproduced by permission of Island Press.
- <sup>2</sup> Arendt, 1996. Reproduced by permission of Island Press.
- <sup>3</sup> Leopold, 1949.



- 4 The comprehensive planning update project's *Public Participation & Communications Action Plan* was approved by the Coconino County Board of Supervisors on March 19, 2002. Major components of that action plan are outlined in the Partnership project history and methodology appendix.
- 5 Dale et al., 1999.
- 6 Most developable land in this county is privately owned. Although we have a strong tradition of honoring private property rights, we also recognize that limiting the types of land uses on private property is sometimes appropriate. For example, locating a foundry, race track, or slaughterhouse in a residential area would damage the quality of life of those living there.
- 7 USDA Forest Service, 2002.
- 8 City of Flagstaff, Coconino County, et al., 2001.
- 9 U.S. Bureau of the Census and the Arizona Department of Economic Security, Population Statistics Unit, 2003.
- 10 U.S. Bureau of the Census, 2000.
- 11 Arendt, 1999. Reproduced by permission of Island Press.
- 12 Arendt, 1999. Reproduced by permission of Island Press.
- 13 Riggs, 2003.
- 14 Arendt, 1999. Reproduced by permission of Island Press.
- 15 Dale et al., 1999.
- 16 Dale et al., 1999.
- 17 The Pacific Decadal Oscillation (PDO) is a pattern of varying ocean temperatures that dominates in the North Pacific, affecting climate in regions of North America. Changes can be tracked using a PDO index, which represents the variation in North Pacific sea surface temperatures. Studies note two full PDO cycles in the past century: "warm" PDO regimes prevailed from 1925–1946 and again from 1977 through the mid-1990s, and "cool" regimes prevailed from 1890–924 and again from 1947–1976.
- 18 Environmental Research Foundation, 1998. This source indicates that the principle of precautionary action, which has evolved over the past 10 years, features four major parts. First, we have a duty to take anticipatory action to prevent harm—if we have a reasonable suspicion that something bad might happen, we have an obligation to try to stop it. Second, the burden of proof of harmlessness of a new technology, process, activity, or chemical lies with the proponents, not with the public. Third, before using a new technology, process, or chemical, or before starting a new activity, we have an obligation to examine "a full range of alternatives," including the alternative of doing nothing. Fourth, decisions applying the precautionary principle must be "open, informed, and democratic" and "must include affected parties."
- 19 Arendt, 1999. Reproduced by permission of Island Press.
- 20 The Floodplain Management Overlay Zone generally precludes construction from encroaching on the floodway, the area of highest hazard and the main channel required for the discharge of a 100-year flood.
- 21 Coconino County Community Development Department, 1984.
- 22 Simberloff, 1993; Opdam et al., 1985; Lynch and Whigham, 1984; and Hill, 1985.
- 23 "Sensitive species" refers to a broad category of plant and wildlife that refers to federally endangered, threatened, proposed and candidate species as defined by the USFW, as well as species identified as "sensitive" by other agencies and organizations including the USFS, BLM, and AGFD.
- 24 Fiedler et al., 1996; Harrington, 1996; Miller, 1996; Covington et al., 1994; and Mac et al., 1998.
- 25 Federal forest management and county planning often overlap in the wildland/urban interface. In addition to forest health and restoration thinning, wildland/urban interface issues include managing forest access from private lands, recreational activities (such as walking, biking, horseback riding, and off-road vehicle use), wildlife conflicts, and shooting. Areas of heavy recreational use have been negatively affected by miles of unplanned roads and trails, open dumping, littering, soil compaction, and overuse of riparian areas. The use of forest roads has increased dramatically since the mid-1970s, particularly in neighborhoods in the wildland/urban interface. Strategies for improving forest ecosystem health include controlling access, obliterating or restoring some roadways, establishing managed trails, and controlling off-road travel.
- 26 Cooper, 1960; Kilgore, 1981; Swetnam and Betancourt, 1990; Covington et al., 1994; and Swetnam and Baisan, 1994.
- 27 Soils must be able to support the load of a building structure or road; otherwise, distress will usually occur. Minor distress may cause floor slabs to move, exterior and interior walls to crack, or doors and windows to warp. Large movements can jeopardize a building's structural integrity. Hard rocks like granite, limestone, basalt, and sandstone provide good building and road foundations because they can support a high load per square foot of ground. However, some soils—in particular, clays, volcanic soils, and organic soils—are often unsuitable. Soils fall into two broad categories: coarse grained (sand and gravel) and fine grained (silt and clay). Low-density soils such as fine silts and clays can easily support foundations and floor slabs. However, the moderately to highly expansive clay soils that blanket much of Coconino County can swell up to 10 to 15 percent, even with very small increases in moisture. These soils are not ideal for structures or roads. To prevent structural problems, we must often replace them with granular materials and/or install specialized foundation systems. Although soil conditions can be engineered to fit the desired development, it is best to build on the appropriate soil type.
- 28 Malm, et al., 1989.
- 29 The Palmer Drought Index was used to gather information regarding drought conditions in the Southwest. Developed by Wayne Palmer in the 1960s, this index relies on temperature and rainfall information to calculate changes in the moisture at specific locations. Also known as the "Drought Severity Index," Palmer Drought Index is based on



the supply-and-demand concept of the water balance equation and accounts for the soil local available water content (AWC). It provides standardized measurements of moisture so we can compare conditions between locations over time. It is most effective in forecasting long-term droughts (several months or more). A drought index of 0 is normal, whereas -4 is extreme.

30 Hereford, et al., 2002.

31 Although, historically, development has typically migrated to areas where water was available, this is no longer the case. Land costs and availability have driven development to areas with no available water, a trend that is exacerbated by the sale of former ranches, which are typically split through the state unsubdivided lands process. Areas such as Valle, Seligman, and Ash Fork have undergone an increasing amount of development since the mid 1990s. They have been primarily served by hauled water.

32 Pinkham and Davis, 2002, page 84.

33 “Demand-side management” refers to the measures, practices, or incentives that water utilities use to reduce the level of services or to change demand patterns for services.

34 Bausch and Brumbaugh, 1997.

35 International Conference of Building Officials, 1997.

36 NACOG and FMPO are charged with regional transportation planning responsibilities in Coconino County. These organizations distribute federal transportation planning and construction funds to local agencies in their respective areas. Policy decisions regarding circulation infrastructure development and improvement within the County’s regional planning area around Flagstaff are influenced by both City and County provisions.

37 Coconino County Department of Public Works, 2001.

38 The Public Works Department uses a CIP to schedule and budget roadway improvements. This CIP covers a 9-year period and is updated annually. Projects are programmed by a committee that evaluates needs based on safety, cost, and other factors. The County spends about 90 percent of this CIP budget on road maintenance projects—pavement rehabilitation, intersection improvements, and safety improvements—and 10 percent on “new” projects, which include extending or paving county roads.

39 Funds allocated to Coconino County for transportation improvement projects come from two sources: Highway User Revenue Funds (HURF) and Payments in Lieu of Taxes (PILT), also known as “Forest Fee” funds. ADOT allocates HURF money using a statutory formula based on the county’s population and lane mileage. HURF funds include all revenues from motor-fuel taxes and other fees required to register motor vehicles and operate them on public highways; they are the primary funding source for highway construction, improvements, and other expenses. The federal government distributes Forest Fee money to compensate for loss of tax revenues because of the county’s vast acreages of public land; this money can be used only for roads or schools. This funding source is derived from commercial activities on federal lands and distributed to local governments for roads and/or schools. These activities include oil and gas leasing, livestock grazing, and timber harvesting. The County can also apply for federal transportation grants, such as TEA-21, to supplement funding.

40 DMJM Harris and Lima & Associates, 2002.

41 The County is committed to conserving resources and minimizing the impacts of development and intensive recreational use on natural ecosystems. This commitment has been demonstrated through the environmentally sensitive design of a sports field using artificial turf, which saves over 1 million gallons of water per year while eliminating the need for herbicides and pesticides.

42 Arizona State Comprehensive Outdoor Recreation Plan, 2002.

43 Interagency National Survey Consortium, 2000.

44 Preventing the fragmentation of large contiguous areas of habitat is a goal of preserving open space, natural area parks, and greenways.

45 City of Flagstaff, 1998.

46 Arizona State Parks Board, 1998.

47 Coconino County Department of Parks and Recreation, 2000.

48 Recreation of some type occurs on virtually all lands regardless of ownership. Scenic driving, bird watching, wildlife viewing, hiking, horseback riding, and OHV riding are examples of recreational uses that can cross land ownership lines.

49 High-use recreational areas are considered land uses, like residential or commercial land uses. Examples of such areas include the Arizona Snowbowl, the cinder hills OHV area, the Wing Mountain snow-play area, golf courses, and a proposed shooting range in Bellemont. Activities such as OHV use may be so intense that they impact the land as much as some types of development. Also, desirable locations can become overcrowded and require higher maintenance.

50 Coconino County Department of Parks and Recreation, 2000.

51 Arizona State Parks Board, 1998.

52 The Arizona Trail is a contiguous corridor that crosses multiple jurisdictions managed under a variety of goals and priorities. This nonmotorized, multiple-use trail celebrates Arizona’s environment, culture, and history. When complete, it will extend across the state almost 300 miles from Mexico to Utah. As of 2002, the Arizona Trail was the only facility dedicated to nonmotorized transportation in the county. It has been used strictly for recreational purposes over most of its segments.

53 Coconino County Department of Parks and Recreation, 2000. This inventory showed an uneven regional distribution of certain park types. Of 140 park sites, 23 percent typically feature playgrounds, basketball courts, and/or ball fields. Most of these parks are in the Flagstaff area, with others in Page and Williams. The inventory also revealed



few wildlife preserves or historic parks with visitor centers—only eight parks in the county focus primarily on protecting and/or interpreting natural or historic resources.

- 54 Historically, the Parks and Recreation Department's primary activities were operating the annual horse races and county fair. The horse races generate 30 percent of the department's revenue. There is concern about potential loss of this revenue, since the horse racing industry has been steadily declining. In 2002, other revenue sources included the general fund (26 percent), the county fair (25 percent), event and facility rentals (18 percent), and others (1 percent).
- 55 Recreation involves youth activities including community, school, and university pools, youth centers, ice rinks, and other facilities. Organizations such as the Boy Scouts, Girl Scouts, 4-H, and the YMCA are important for providing educational and recreational experiences in a group setting. Some of these activities can be provided in community parks.
- 56 The rural nature of the County differs from location to location and the level of rural character desired varies from resident to resident, creating planning challenges. Most residents have selected communities that provide the infrastructure and facilities they require. However, as some areas grow, new infrastructure and facilities must be added to meet area demands.
- 57 In the 2001 *Flagstaff Area Regional Land Use and Transportation Plan* ten rural activity centers were designated in areas of the county outside City limits but within the regional planning area. Examples of rural activity centers in Coconino County include the areas surrounding Cromer School in the vicinity of Silver Saddle Road and Koch Field Road in Doney Park, Pinewood Boulevard and the area east of North Lodge Drive in Munds Park, the junction of Old Route 66 and the Parks Access Road in Parks, and the junction of State Route 64 and US 180 in Valle. Often, these centers serve as gateways to communities and help define the character of surrounding neighborhoods.
- 58 Community character is not only based on the physical features of an area but also on the relationships between residents. Fundamental to a vibrant community is the ability to communicate with one another, work together toward common goals, and enjoy the company of each other.
- 59 This ordinance specifies unfavorable locations for wireless communication infrastructure—state or federally designated scenic corridors, other scenic corridors or vistas, and areas adjacent to residential neighborhoods or culturally significant sites. Because of the complexity involved in each case, a comprehensive viewshed analysis could benefit both providers and the County when reviewing potential development plans.
- 60 The Fredonia-Vermillion Cliffs Scenic Road stretches between Fredonia and Bitter Springs just south of Lee's Ferry, traveling US 89A through Jacob Lake and the Vermillion Cliffs along the Paria Plateau. The Kaibab Plateau-North Rim Parkway is the only scenic byway in Arizona with all three scenic designations; it travels SR 67 from Jacob Lake to the north rim of the Grand Canyon, across the Kaibab Plateau through both the Kaibab National Forest and Grand Canyon National Park. The Sedona-Oak Creek Canyon Scenic Road was the first state scenic byway designated in August 1984; it travels US 89A from near Sedona through Oak Creek Canyon to the top of the Mogollon Rim. The Red Rock Scenic Road, a state scenic byway designated in February 1987, travels SR 179 from Sedona southeast through the Coconino National Forest. The San Francisco Peaks Scenic Road is a state scenic byway designated in January 1990; it travels US 180 from the San Francisco Peaks towards Valle, passing through the Coconino and Kaibab National Forests. Historic Route 66, designated a federal highway in 1926, linked Chicago with Los Angeles. It was officially removed from the US highway system in 1983 but its history dates back to 1857. The remains of this route span the area between Flagstaff and Williams.
- 61 Examples of ranchlands include the I-40 corridor from Twin Arrows east to the county line, both sides of Highway 64 from the Forest Service boundary north of Williams to the boundary south of Tusayan, and Highway 89 from Wupatki north to the reservation line at Gray Mountain.
- 62 Until 1994, the law was three splits, but a legislative change amended the definition of subdivision somewhat in exchange for allowing County review authority for land divisions (lot splits). However, Coconino County had exercised that authority since 1982 when review of land divisions was included in the *Subdivision Ordinance* update.
- 63 A few large ranches have been divided this way—Alpine Ranches northeast of Flagstaff, Woodland Ranch and South Rim Ranch north of Valle, Howard Mesa Ranch south of Valle, Westwood Ranches northwest of Ash Fork, Juniperwood west of Seligman, and Turquoise Ranch west of Winslow.
- 64 This demand varies from relatively inexpensive 40-acre lots north of Williams, to one-acre lots with all improvements in the Blue Ridge area, to exclusive gated golf course communities such as Forest Highlands and Flagstaff Ranch Golf Club.
- 65 Sites of commercial activity include interchanges on I-17 at Munds Park/Pinewood and Kachina Village, and on I-40 at Parks, Bellemont, Winona, and Meteor Crater. On state highways, commercial sites include businesses on Highway 180 at Schultz Pass and Snowbowl Roads; on Highway 89 at Burris, Silver Saddle, Campbell, and Copeland in the Doney Park area and at Grenehaven; on Highway 64 at Sunset Strip, Red Lake, Valle, and Tusayan; at several locations along Highway 89A in Oak Creek Canyon and in the Marble Canyon areas; at Clints Well on Highway 87; and at Forest Lakes on Highway 260.
- 66 "Resort commercial" refers to a use that is characterized by motels, hotels, or various styles of residential uses designed for occupancy of limited duration, in conjunction with service commercial and recreational uses.
- 67 At the time of the *Comprehensive Plan* adoption, petitions for API conservation lands designation had been submitted for state sections in the Flagstaff area near Walnut Canyon National Monument and Rogers Lakes; another petition for Observatory Mesa was being considered for submittal.
- 68 City of Flagstaff, Coconino County, et al., 1998.



